

ZBA STAFF REVIEW

Date Received: 6-30-20

PID #: C12066000

ZBA #: 20-00426

Property Address: 4 Danbury Ave

Zone: A

Applicant: Mel Barr

Owner: David Frear



Legal Description of the Project:

Lift existing house for FEMA compliance, add new roof, new entryways and two second floor additions in setbacks plus additional driveway, over coverage.

Variances Needed:

13-6 for coverage, 13-4 for setbacks

6-2.1.3 for converting deck to interior space, 6-2.1.7 for expanding building in setbacks

6-3.1 for non-conforming lot setbacks

History:

Variance #6195 variance granted with conditions on 8-12-03 for renovation of existing house in setbacks and over coverage and denied for construction of chimney in setbacks in Res. A Zone. Condition: "Need to submit a revised site plan showing removal of chimney and the decrease in building coverage. House cannot be demolished- only second floor to be removed."

Does this work constitute New Construction Definitions per §5? Yes ☐ No ☒

Excavation & Fill Appl. Required? Yes ☐ No ☒

P&Z Site Plan/ Special Permit Appl. Required? Yes ☐ No ☒

Is this Application eligible for a Site Plan Waiver per § 43-5.2? Yes ☐ No ☒

CAM? Yes ☒ No ☐ Is CAM Site Plan Required? Yes ☐ No ☒ List Sections: 31-10.6.4

Is ARB review required? Yes ☐ No ☒

For Properties in Flood Zone:

Flood Zone/ Elevation (BFE): 11 + 1 = EI 12 required

Proposed First Floor Elevation: 14.5

Existing Average Grade: 6.68

Additional Height earned per §6-3.3: 4.32'

| ZONE: | Variance? | Conforming? | Increase/ Decrease Non-conformity? | Proposed | Existing | Required/ Allowed |
|--|-----------|-------------|--|----------|----------|----------------------|
| Lot Area: Steep Slopes/ Wetlands | NO | NO | same | 5000 sf | 5000 sf | 21780 sf |
| Building Coverage: | yes | no | decrease | 39.9% | 40.9% | 15% |
| Total Lot Coverage: | yes | no | increase | 51.8% | 47.82% | 25% |
| Setbacks: | | | | | | |
| Front: | yes | no | increase | 10 | 14.2 | 20 |
| Side: | yes | no | decrease | 6.2 | 5 | 7.5 |
| Rear: | no | yes | same | 25 | 25 | 25 |

Miscellaneous Notes:*This application is now complete***Zoning Official Signature:** *Laurie Montagna***Date:** 9/1/20